

## **GHPOA Board Meeting – 01/09/21**

Present: CP, RM, AH, CD, JW, JS, SS, KM

Meeting started 10:03 am

Minutes reviewed and approved by previous email to all board members.

### **1. Discussion of :GHPOA Budget for 2021-22:**

Annette and Julie have not met yet. We have \$15,626.00 in main account and \$15,000.00 in the roads account. Board reviewed draft budget receipts and expenses, outstanding dues from 2020, Fire Department donation reduction to \$250, ambulance fee, insurance, grounds planting and maintenance reimbursements. Budget overdraws will be assessed and approved by committee, unless amount is over \$2,000 which requires membership approval. Rob will get completed mowing contract from Dave Jewell. Pavilion bathrooms and kitchen maintenance/repair will be discussed at annual members meeting. Roads repairs are failing and need to have major repairs instead of patching. Board will present options for funding repairs to the membership in April. Specialty Assessment may be option for 2021-22. Snow removal costs and water billing/winter shut-off discussed. Minutes and budget will be reviewed and commented/approved when distributed next week..

### **2. Dues Notice Distribution:**

Carrie will fill out billing forms. Chanda and Karen will address, stuff and mail February billing.

First billing to go out by February 1, 2021. Second billing by March 1, 2021. Final April 1, 2021 billing due by April 15, 2021 in order for member to vote at Annual Meeting. Past due notices go out on May, final notice by September 1, 2021 and Failure to Pay and Notice of Lein in October, 2021. Online payments are available for a fee, but past due fees must be paid by check.

### **3. Set up April Meeting Agenda:**

Need to decide on agenda and send out meeting date and time, what we're voting on, proxy vote, new Board candidates, road assessment. Bylaw changes can be seen online or a copy can be delivered to those members who want to see a hard copy before vote at Annual Meeting.

#### 4. Future Dues Increases:

Proposal to increase annual dues from \$265.00 to \$290.00 and \$10.00 road fund to be effective April, 2022. Road repairs are going to need to be done in stages and we need a plan for repairs in each stage. Special Assessment for this year to meet repairs for 2021-22 needs to be presented at Annual Meeting. Need estimate for immediate repairs so assessment can be enough to cover costs.

#### 5. New Board Members:

New Board member candidates to be voted on need to do a small bio to post by mailboxes. Members wanting to volunteer for Board service can do so at the Annual meeting as there will be more vacancies than candidates.

#### 6. Zoom link from Rob and Miscellaneous:

New flag, article on John Gordon's nightly Taps, sand barrel placement and Carrie will continue to alert members on Covid vaccines by posting notice by mailboxes. Need to determine which Board members terms are up this April.

Next meeting on February 13, 2021 at 10:00 am.

Rob will set up Zoom meeting

Meeting adjourned 11:07 am